



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

2 Lindale Close - Arnside





Features

- A generous living/ dining room affording fabulous open views to the estuary
- Three bedrooms
- Wonderful elevated views
- Large driveway with garage
- Wrap around gardens
- Single floor living
- Located in a highly sought

Boasting incredible open views out to the estuary and beyond, this three bedroom bungalow has it all and is offered with no onward chain! Located in the highly desirable seaside village of Arnside and offering a large living/ dining room taking full advantage of the vista, three bedrooms, there is also a well equipped kitchen, a modern wet room, a garage and driveway able to accommodate 5+ vehicles with an additional undercroft area to utilise. The gardens wrap around the property and the spacious rear garden is mainly laid to

lawn with thoughtfully placed seating areas to enjoy the magnificent views. Arnside is a highly sought after sea-side village and is a designated Area of Outstanding Natural Beauty. The village has a variety of amenities including: the famous 'Arnside Chip Shop', 2 grocery stores, a doctors surgery, a pharmacy, a primary school, 2 pubs, a new café and wine bar and a variety of independent shops. There are good transport links from the village and it boasts a train station (with access to Lancaster, Manchester,

Manchester Airport and the West coast). There is a bus service and the M6 motorway is a 15 minute drive away. The village has a thriving and vibrant community with several local groups and societies including play groups, crown green bowling, tennis courts, a popular sailing club and both a football and cricket club.



GROUND FLOOR

Entrance Hall

A welcoming entrance into the home with a glazed door and side panel to illuminate the space with natural light. There is access to the reception rooms of the home from here with a large cupboard offering the perfect place to store coats, bags and boots after long beach walks. A section is central to the property with access to the bedrooms and shower room. There is also loft access and a spacious built in cupboard.

Living Room/ Dining Room

Wow this really is a room with a view! As soon as you enter your eyes are drawn to the magnificent open views through the triple aspect windows. From this elevated viewpoint you are afforded panoramic views of the estuary and Lakeland Fells and is the perfect place to sit, relax, read and watch the world go by. The space is large enough to create defined areas for both living and dining. At the rear of the room is a wonderful multi-fuel stove framed perfectly by a stone mantle and hearth.

Kitchen

Fitted with a range of contemporary shaker style cream base and wall units with complementary stone worktops. The space has been designed to incorporate a large built-in fridge freezer, integrated bin drawer, waist height NEFF double oven, gas hob and space and plumbing for a washing machine and there is a floor to ceiling storage cupboard. There are open views out over the front garden and a door leads out to the side porch.





Porch

Leading off from the kitchen, this is an enclosed, sheltered porch with external stair access down to the garden, garage and boiler room.

Bedroom 1

What a view to wake up to! This spacious main bedroom has a zoned area fitted with a W/C and hand basin with an additional built-in cupboard offering useful storage space. This room is all about the view - offering an open aspect over the rear garden and to the viaduct, estuary and Lakeland fells and offering the perfect place to enjoy Arnside's phenomenal sunsets.

Bedroom 2

A double bedroom overlooking the front garden.

Bedroom 3

Currently used as a study but equally as useful as a third bedroom, hobby room or nursery. Benefitting from a built-in cupboard and again offering the fantastic views of the estuary and Lakeland fells.

Shower Room

Currently established as a modern wet room with fully tiled walls and a durable non slip flooring with a mains fed shower, wall mounted hand basin and a W.C.



Garage

Fitted with an electric roller door to the front and double glazed windows to the side allowing natural light through. Benefitting from power and water with access to the undercroft area.

Boiler Room

The combination Worcester boiler is located within this separate space while offering additional useful storage for gardening tools and machinery.

Under Croft

Currently used for storage and as workshop area this is a fabulous additional space to utilise with restricted and varied head height throughout.

Externally

Sat on a superb plot in close proximity to the promenade yet far enough away from the busy hustle and bustle. The property has been placed perfectly on the plot to take full advantage of the fantastic views that are afforded from the living room and bedrooms. At the front of the property is a low maintenance garden area with raised patio and planting areas, mature bushes and shrubs. The driveway (able to accommodate 5+ vehicles) leads down the side of the property alongside the integrated garage and into the rear garden. At the rear of the property is a spacious garden, mainly laid to lawn but with thoughtfully placed seating areas to enjoy the magnificent views. A path runs alongside the opposite side of the property also offering full access to each area.



Useful Information

Date property built - 1964.

Water - Metered.

Tenure - Freehold.

Heating - Gas central heating.

Council tax band - E (Westmorland and Furness Council).

Drainage - Mains.

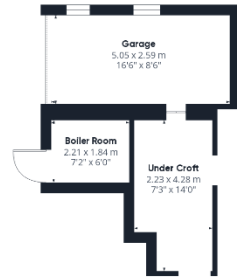
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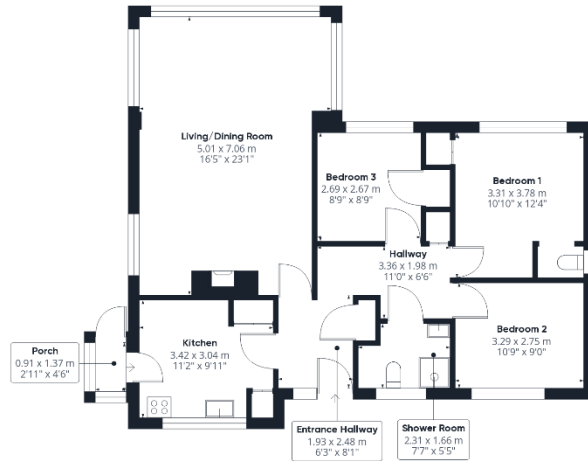
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Ground Floor



Floor 1



Approximate total area⁽¹⁾
109.67 m²
1180.51 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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